Seattle Department of Parks and Recreation
Planning and Development Division

Southwest Community Center Additions
WC 480; 2096; 3121; 3122

1999 Community Center Levy
Cumulative Reserve Fund
2000 Pro Parks Levy

Final Design Program
Revised December, 2002

I. INTRODUCTION

A. PURPOSE

This design program states Southwest Community Center (SWCC) addition project objectives, and the requirements for attaining them. Once the design program is finalized and certified by Parks and Recreation, it becomes the Department's official statement of design objectives, and the scope of design work to be accomplished. If any major change subsequently occurs in the scope, schedule or budget of the project, the design program must be revised and re-certified by the Department.

B. INTENT

The intent of this project is to add a full service gym, fire sprinkler system (budget pending), American with Disabilities Act (ADA) family changing room, Teen Life Center (TLC), and computer room to the existing SWCC. Funding to furnish and equip the Teen Life Center, gym, ADA family changing room and computer room will also be funded by this project. All of the SWCC projects will be managed as a single redevelopment project.

II. PROJECT BACKGROUND

A. HISTORY

Southwest Community Center was built in 1974 as part of the Forward Thrust Bond. The 1999 Westwood and Highland Park Neighborhood Plan prioritized community and City cooperation to "seek community-wide recreational opportunities" and "encourage a civic center and recreational complex that serves the entire community with the Denny Sealth Complex." The additions to SWCC listed in the design program grew out of this perceived community need and received funding through the voter-approved 1999 Seattle Center and Community Centers Levy and the voter-approved 2000 Pro Parks Levy.

B. LOCATION

The Southwest Community Center is located 2801 SW Thistle Street, east of the David Denny Middle School, one block southwest of Sealth High School, and north of the Sealth-Denny athletic fields complex.

C. SITE DESCRIPTION

SWCC is located at 2801 SW Thistle Street. The site is irregularly shaped. The property surrounding the site to the south, east, and west is owned by the Seattle School District. SW Thistle Street borders the north edge of the site.

The community center/pool, a narrow strip to the east of the building, the courtyard in the back, and a small parking area to the south sit on land deeded to the City by the School District. An additional "L" shaped swath of land south and east is leased from Schools. This lease expires in 2014. About 50,288 SF or 1.154 acres is deeded from the School District. An additional 40,528 SF or 0.93 acres is leased from the School District. The entire site, both leased and deeded is about 87,500 SF, or around 2 acres.

The current zoning is Single Family 7200. The site is sloped, and was graded and cut to provide a level building and parking area for the community center. The building site is constrained by the location of Denny Middle School, the Sealth-Denny Athletic complex, and related school parking lots, located south, east, and west of the community center site. There are no known wetlands, streams, steep slopes, or any hazard areas at the site, based on Seattle Public Schools 6/30/99 Waldron Akira Geotechnical Engineering Study done for the Sealth-Denny Athletic Fields Complex.

D. PARCEL DESCRIPTION: Parcel number 3624039008, PIN 36-24-03-9172-00.

E. EXISTING CONDITIONS

The existing community center is 28 years old. The community center building has 31,824 SF, but only about 12,000 SF of this is programmable space, including a 4,000 SF pool. The non-programmable space is pool filtration and heating systems, corridors, bathrooms, offices and supply closets. The community center is on two levels: the upper level is 20,020 SF, the lower level 11,804 SF. The existing play area on the southwest corner of the site is required for DSHS childcare certification, and a courtyard to the south of the building is a frequent community gathering place. A temporary portable structure, called "The Shack" is located on School property to the east of the SWCC parking lot and accommodates community center activities for teens. In addition to restrooms on the first and second floor, supply closets, offices, corridors and an entry lobby, the following are the existing rooms in SWCC:

Game Room	1710 SF
Living room	400 SF
Pottery Room	1470 SF
Meeting/childcare Room	644 SF
Kitchen	330 SF
Multipurpose Room	2880 SF

There are 63 parking spaces permitted from the School District to Parks to the east and south of SWCC, including five disabled accessible spaces. Denny Middle School has 335 permitted parking spaces, primarily to the south of SWCC.

III. PROJECT ELEMENTS

A. OBJECTIVES

The community center addition project components have been assembled to meet the program needs of the Community Center and include the Department's standards in terms of approximate square footage to be provided, intended use of the space, functional relationship to other spaces,

and any special requirements which the space or that portion of the structure may have. The following are more specific objectives:

- The additions should have a useful life of at least 40 years.
- The addition should be architecturally compatible with the existing facility.
- The layout and circulation of the addition should provide a rational floor plan that achieves the desired relationships among the existing and new building elements.

B. ELEMENTS

1. Gymnasium (WC 480):

A full-service gym includes the following elements, some of which may be co-located within the existing facility.

Gym	6596 SF
Storage	600 SF
Male & Female Restrooms	450 SF
Shower rooms (2)	130 SF
Foyer	600 SF
Total	8376 SF

a) Provide regulation basketball court of 84'x 50' on total gym floor of approximately 97' x 68'.
b) Current pool redevelopment plans are speculative and will not be considered as part of this project.
c) Parks Department requires gym floor to be No. 2 maple or better with a combination cushion floor and plywood diaphragm system; floors shall be designed to allow air movement underneath.
d) Minimize mechanical and equipment noise, such as from fans. Noise that comes from the gym must be contained within the gym.
e) The gym should have 24 metal halide fixtures (dimmable with separate switch levels for energy efficiency).
f) Day lighting is important but must be provided without glare.
g) Must have ability to darken gym for films and events.
h) The gym will be used for a variety of functions requiring different lighting levels. Lighting should be designed to accommodate the different uses. Staff will control lighting.
i) All glazing in gym must be unbreakable or wire reinforced (incl. Backboards).
j) Double door access from lobby is required. Seating will be portable seating.
k) A moveable curtain for dividing Gym in half.
l) Relationship to other spaces: restrooms shall be directly adjacent to gym.
m) Storage for activity equipment shall be adjacent to gym; main internal access point should require participant to pass in view of the reception desk.
n) Drinking fountain should be available outside of gym convenient to players, unobtrusive to other guests.
o) Community meeting uses of the gym may require telephone and data communications capability along with power requirements.
p) 26 foot minimum clear height to bottom of trusses.

q) Visual control of the gym and close physical access from reception/office to the gym is needed.
r) Exits connecting directly to the exterior are required.
s) Vehicle access to at least 1 exterior exit is required.
t) Acoustic control is important.
u) See Community Center Design Handbook

2. Gymnasium Storage

a. Provide approximately 600 square feet; design all of storage spaces as walk-in spaces.
b. Desired use of proposed space: the equipment stored includes equipment for active sports, such as volleyball standards, indoor soccer goals, gymnastic equipment, balls, nets, and space for hanging and drying uniforms, preferably located in one central location; may also be used for storage of wall pads and tumbling mats.
c. Relationship to other spaces: shall be adjacent to gymnasium; should be separate from mechanical rooms or electrical panels.
d. Storage requirements: some hooks and wall mounts.
e. Special requirements: Concrete floor threshold should be even with gym floor. Walls durable and impact resistant. Ceiling is GWB and painted. Doors are to be securable with six foot opening. Continuous heavy-duty steel shelving system w/ lip- seismically braced (18"-24").

3. Restrooms and Shower Rooms

a) Provide Men's and Women's Toilet Rooms (@450 sf). Meet all handicapped accessibility codes and verify quantity of fixtures w/ DCLU.
b) ADA accessible Shower Room (@75 sf)- multi-sex, full family changing w/ toilet, sink, bench, changing table (5'dia).
c) Shower Room (@55 sf)- multi-sex for "able bodied" persons- bench.
d) Restrooms and showers should be close to Gym
e) Close proximity to custodial storage.
f) Floors: Ceramic tile that slopes to drain.
g) Walls: tile @ lower heights (min.) If GWB used at upper area of walls it shall be moisture resistant and painted.
h) Ceiling: moisture resistant GWB, painted
i) Floor drains
j) Department prefers American Standard porcelain fixtures and Simmons tempering valves on showers; all fixtures to be designed for maximum water conservation
k) Monolithic flooring, painted concrete floor, or exposed aggregate flooring is not desirable.
l) P-lam partitions are not desirable.
m) Use Plastic (Santana 1 type).

4. Fire Sprinklers (funding expected in 2003 budget)

a. Fire sprinklers are required for DSHS childcare certification
b. Design and construction will follow State and local codes.
c. The sprinkler system is required to meet the National Fire Protection Association code per Chapter 13.
d. Provide a dedicated fire flow line, estimated 4" minimum, to meet required fire flow.

e. A new 4" line with a double-check vault will probably be required to run from the existing street service main line. Coordinate with SPU for connection points.
f. Restoration of property may include landscaping and street pavement panel replacement.
g. Placement must minimize public contact and access. Ensure adequate head room clearance at hallways and stairways.
h. As much as possible, route piping to follow architectural quality of the spaces.
i. Use care in penetrations that may pass close to or through building structures. Identify any remedial structural work related to penetrations.
j. Identify all exterior construction and landscape or exterior repairs necessary to install new service from the streets.
k. Gym ceiling sprinklers must be located to minimize damage and potential water leakage onto wood floors from thrown balls.

5. ADA Family Changing Room (WC 2096)

a. ADA accessible Shower Room (@75 sf)- multi-sex, full family changing w/ toilet, sink, bench, changing table (5'dia), grab bars, roll-in shower with bench, wall mounted hair dryer, and typical restroom amenities, along with a baby-changing station. All these items will be installed with additional grab bars at all transfer locations (shower, toilet, bench) for convenience and ADA access compliance.
b. The room shall be fully compliant with ADA requirements.
c. The preferred location of the FCR is the south end of the bleachers on the pool deck in the SE corner of the natatorium. However, an alternative location may be considered if superior in all aspects including safety, security, and access.
d. FCR must be close to cashier, on pool deck, and accessible to both men and women.
e. The door will have a lock, a non-grasp handle and proper signage in compliance with ADA regulations.
f. Interior finishes will include a slip-resistant floor covering. Fiberglass reinforced plastic (FRP) doors and other furnishings should be considered along with stainless hardware and galvanized or zinc coated fasteners and studs.
g. Floor drain and cove base tile will be attractive and installed for easy maintenance, located to avoid standing water.
h. If a ramp is needed to enter the FCR, it should be no more than 1:12 slope
i. At least three lockers will be located outside the FCR with keys specially selected for ease of use by disabled persons.
j. Optimum combinations and user controls for ventilation are critical. Consider a heat lamp/fan with wall-mounted timer control near shower closet. A fan vent, exhaust and automatic humidistat control of ventilation is required.

6. Teen Center (WC 3122)

Education/Meeting room/quiet room	400 SF
Two staff offices @ 90 SF	180 SF
Multipurpose activity room	1000 SF
Storage and supplies closet	200 SF
Entry, reception area with staff sightlines	200 SF

a. The Teen Center will either reuse existing Community Center space or be attached to existing community. The square footage amounts are approximate and will be dependent on current Community Space.
b. Teen Center will share existing bathrooms, gymnasium, and kitchen with the SWCC. The physical relationship between the Teen Center and the remainder of the community center must be configured to allow for general use of the rest of the facility.
c. Computers will be required for the staff offices in Teen Center.
d. Community accessed computer workstations will be available in the Teen Center.
e. The Teen Center must be designed with enough flexibility to allow for alternative programming in the future.
f. Security Cameras: Recommended if budget allows.
g. Property Check-In: A place to secure the personal property of participants such as back packs.
h. Electrical: Multiple outlets and sufficient power for sizeable loads.
i. Communications: All rooms with the exception of storage rooms must have at least one multi-jack outlet for telephone and data communications that connects back to the communications closet.
j. Lights: Ability to vary and modify the lighting is important such as providing dimmer switches.
k. Sound: The Teen Center needs a good sound system, but also needs the ability to keep some spaces relatively quiet while nosier activities are happening in adjoining spaces.
l. Furniture: Durable furniture that is moveable, stackable, and easily cleaned. Multi-colored upholstery.

7. Computer Access (WC3121)

a. Community accessed workstations will only be available in a dedicated rooms controlled by main reception or Teen Center reception.
b. Community accessed workstations must be directly visible from staffed areas.
c. Community accessed workstations require appropriate adjacencies to maintain a quiet environment.
d. Communications closet that will provide place to mount the following equipment: 1 or more cable or DSL modems (connects building network to the Internet); 1 or more network switches (connects computers and printers together and to the modems); punch down blocks (connects jacks in outlets to switches); and telephone equipment.
e. The communications closet should be locked to prevent unauthorized access to the City's computer network. The space should not be shared by other electrical equipment or janitorial supplies. The power should come in on dedicated circuits.
f. The City of Seattle Department of Information Technology (DoIT) will help to coordinate design of these spaces. Designer is responsible for conduit and proper power into the building. DoIT will be providing wiring and equipment.
g. Floor: Anti-static carpet.
h. Electrical: Multiple outlets and sufficient power for computer loads, located to avoid running cables across the floor.
i. Communications: One multi-jack outlet for each planned computer, located to avoid running cables across the floor.
j. Heating and Cooling: Ventilation must be suitable to handle cooling loads generated by computers clustered in any room.

IV. ADDITIONAL DESIGN CONSIDERATIONS

1. The project must conform to the 1999 Community Center Levy Program Design Handbook and Parks Standards
2. The Park Department's standard specifications and details should be used where appropriate Parks and ADA architectural standards must be followed for facilities meant to serve children.
3. Spaces in the building shall be designed with the flexibility of multiple use or easily adaptive use for the future in mind.
4. The building and spaces shall be designed for maximum energy efficiency.
5. The building's systems and components shall be designed or selected to be compatible with existing systems and the skills of existing Facilities Maintenance staff and Custodial staff.
6. The building and all site improvements shall be ADA accessible per code.
7. Improvements to the building's visibility shall be considered in the planning of the building additions. Good visibility from the street is desired to promote the community's sense of ownership of the facility and to deter vandalism, graffiti, and other security problems.

V. BUDGET

WC#	Name	Amount	Source	Project Description
480	Full-service gym	$2,348,000	CCLP	Add a 7,000 square foot full service gym to an existing community center.
?	Fire sprinkler system	$378,000	*Pending 2003 budget*	Install complete fire sprinkler system to NFPA 13 standards including new water service.
2096	ADA family changing room	$84,000	CRF	Install a family changing facility with ADA accessible features.
3121	Computer access	$100,000	PPLF	Develop computer lab in existing room at community center.
3122	Teen Life Center	$500,000	PPLF	Develop Teen Center at Southwest Community Center.

CCLP: 1999 Community Center Levy Program
CRF: City of Seattle Cumulative Reserve Funds
PPLF: 2000 Pro Parks Levy Fund

The total budget for this project is $3.41 M ($3.03M without fire sprinklers). The construction budget is approximately $2.1 M ($1.9M without fire sprinklers).

VI. SCHEDULE

Project Advisory Team (PAT) #1 – Kick-off	4th Quarter 2002
PAT #2 – Final Design Program recommendations	4th Quarter 2002
Public Meeting #1 – Kick-off	1st Quarter 2003
Preliminary Design Commences	1st Quarter 2003
PAT #3 – Preliminary Design alternatives review	1st Quarter 2003

Design Commission Review and Parks Acceptance	1st Quarter 2003
Schematic Design Commences	2nd Quarter 2003
PAT #4 – Schematic Design review	2nd Quarter 2003
Public Meeting #2 – Schematic Design	2nd Quarter 2003
Design Commission Review and Parks Acceptance	2nd Quarter 2003
Design Development & Construction Docs Commences	3rd & 4th Qtr. 2003
PAT #5 – Review of Final Plans	1st Quarter 2004
Design Commission Review and Parks Acceptance	1st Quarter 2004
Public Meeting #3 – Final Design	1st Quarter 2004
Construction begins	2nd or 3rd Qtr. 2004
PAT #6 – Programming and furnishings	2nd Quarter 2004
Construction completed	3rd Quarter 2004
Community Center Reopened	4th Quarter 2004

VII. PUBLIC INVOLVEMENT REVIEW PROCESS

See the Southwest Community Center Public Involvement Plan for a detailed description of planned public involvement activities and strategies.

VIII. COORDINATION

This project will require considerable coordination during planning, construction, and throughout the life of the project with the Seattle School District Schools, Project Advisory Team and existing facility staff.

IX. PROJECT IMPACTS

The project construction will impact Southwest Community Center users and adjacent residents. Construction will also require suspending some community center activities and programs. Closure of community center during some of the construction phase is likely.

X. PERMITS

Development will require completion of a SEPA checklist, MUP and various building permits.

XI. COMPLIANCE & STANDARDS

The project will be designed to comply with Parks and Recreation standards. Any deviations from standards must be approved prior to commencement

XII. PROPERTY ISSUES

The site is constrained by current property agreements with the Seattle School District.

END